THIS DOCUMENT PREPARED BY:
Neese Law Firm
314 North Market Street
Paris, TN 38242
Telephone: 731-642-2189
File No. 1935

BILL GARRETT, Davidson County
Trans:T20150042484 DEEDWARR
Recvd: 06/01/15 14:50 3 pgs
Fees:18.00 Taxes:429.20
20150601-0050573

Property Address:
646 2nd Ave S Unit#31, Nashville, TN 37210 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Joseph Ziler and wife, Melissa D. Ziler**, hereinafter referred to as "Grantors," have this day granted, bargained and sold, and by these presents do hereby transfer and convey unto **Danny R. Guinn and wife, Melanie W. Guinn**, hereinafter "Grantees," the hereinafter described tract of land and real property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, and more particularly described as follows:

Known as Parcel 093110C03100CO in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Unit No. 31 on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26 in the Register's Office of Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said unit together with an undivided interest in the common elements as shown on said master deed.

Subject to those certain Sewer Easements of record in Book 6807, page 851, and Book 6974, page 969 in the Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26 in the Register's Office of Davidson County, Tennessee.

Subject to that certain Master Deed for Rutledge House Condominiums of record in Book 11687, page 739 in Register's Office of Davidson County, Tennessee.

This being the same real property conveyed to Joseph Ziler and wife, Melissa D. Ziler, by deed of Angela Sullivan dated August 7, 2013 and of record as Instrument No. 20130807-0082901 in the Register's Office of Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the premises aforesaid unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. Grantors do for Grantors and Grantors' heirs,

personal representatives, executors and assigns forever hereby covenant with Grantees that Grantors are lawfully seized and possessed of an indefeasible estate in fee in the premises hereby conveyed; that the premises are free and clear of any encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will warrant and defend the title to said premises unto Grantees, forever, against the lawful claims and demands of all persons whomsoever.

Grantors, and persons rightfully claiming under Grantors will, from time to time and at all times, at the request and cost of Grantees, execute all such further assurances for the further or more perfectly satisfactorily assuring and confirming said hereditaments and premises hereby granted as shall be necessary to effectuate the purposes of this instrument.

WITNESS Grantors' hands this 27th day of May, 2015.

Joseph Ziler

STATE OF Florida
COUNTY OF Lake

On this the 27th day of May, 2015, before me personally appeared Joseph Ziler, known to me or satisfactorily proven, to be the party executing the foregoing instrument and he acknowledged that he executed same as his free act and deed.

Notary Public State of Florida
Kristina M Cutler
My Commission EE140944
Expires 01/11/2016

Kristina M. Cutler
Notary Public

My Commission expires: _____

Melissa D. Ziler

KATELYN M. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Williamson

On this the 27 day of May, 2015, before me personally appeared Melissa D. Ziler, known to me or satisfactorily proven, to be the party executing the foregoing instrument and she acknowledged that she executed same as her free act and deed.

Katelyn M Edwards
Notary Public

My Commission expires: June 12, 2018

Owner and Parties Responsible for Taxes:
Danny R. Guinn and Melanie W. Guinn

1718 E Wood St
Paris, TN 38242

STATE OF TENNESSEE
COUNTY OF _____

I swear and affirm that the actual consideration of this transfer or value of the property transferred whichever is greater is $116,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this, the 29th day of May, 2015.

Gloria Hathcock
Notary Public

My commission expires: 4-27-19

GLORIA HATHCOCK
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY